

BLUE ASH BOARD OF ZONING APPEALS

July 12, 2021

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ITEM 1. – Meeting Called to Order and Roll Call

Secretary Bruce Crutcher called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, July 12, 2021 and requested a roll call.

MEMBERS PRESENT: Bruce Crutcher, Joe Hoelker, and Zeeshan Pasha (alternate)

MEMBERS NOT PRESENT: John Cordell, Brian Gath, and Jeff Uckotter

ALSO PRESENT: Community Development Assistant Paul Kleier

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of June 14, 2021.

Secretary Crutcher swore in those persons intending to speak.

ITEM 3. – New Hearings

a. 4815 Cooper Road – Klusty Sign Associates, Inc.

Appeal to allow a wall sign greater than 30 inches in height.

Paul Kleier gave overview of project and proposed sign location for the future business as well as the reason a variance is needed for the proposed sign.

Vince Klusty explained that a canopy is going to be installed below the location of the proposed sign. April Koenig, owner of the Park Pour, gave details of what the façade of the business will look like when complete. She said that designing the sign to be only 30-inches high resulted in a bad appearance and that a larger sign improved visibility from Kenwood Road. She later said that it was also intended to face the planned improvements to the downtown park.

In answer to questions of another possible sign location or design, Mr. Klusty replied that this was the best design for the sign because it matches the logo of the business and argued that the sign fits within the square footage limit even though it exceeds the height limit. Mr. Kleier explained that the Zoning Code does not limit the square footage of signs in the Downtown District, just height and width. If the appellant wanted to install a sign at the maximum allowable width it would be approximately 27-feet wide.

In discussion, the Board thought a 6-foot high sign was too large but expressed openness to a size between 30-inches and 6-feet. Mr. Crutcher asked appellant if he would consider a compromise. Mr. Klusty emphasized that he tries very hard to work within Zoning Codes, but that aesthetics and good design warranted this request. In response to the question about a size compromise, Mr. Klusty said he could work with a height of 5-feet.

DECISION: Joe Hoelker moved, Zeeshan Pasha seconded to approve the appeal at 4815 Cooper Road with condition that maximum height of the sign not exceed 5-feet. Secretary Crutcher stated there was a motion on the table. For the record, this decision is based on a finding by each member, and the Board as a body, that the application does, or does not, satisfy the factors in Section 1127.07(a)(4) subsections “A” through “J”. Based on the evidence provided, these factors determine if the variance complies with the purpose and intent of this Zoning Code and determine whether literal enforcement of this Zoning Code would result in practical difficulty. These criteria are listed in the Staff Report. As there were no comments or additional discussion, Secretary Crutcher called for a vote. A roll call vote was taken. All members present voted aye. Motion carried to approve.

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ITEM 4. – Continued Hearings

None

ITEM 5. – Miscellaneous Business

a. Nomination and election of officers (Chair, Vice-Chair, Secretary)

DECISION: Joe Hoelker nominated the following slate of officers:

Jeff Uckotter for Chair
Bruce Crutcher for Vice-Chair
John Cordell for Secretary

A voice vote was taken. All members present voted aye. Motion carried to elect.

ITEM 6. – Adjournment

DECISION: There being no further business Joe Hoelker moved, Zeeshan Pasha seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:32 p.m.

John Cordell, Secretary

MINUTES RECORDED BY:

Traci Smith